

VILLAGE OF LARCHMONT
PROPOSED LOCAL LAW O of 2016

A local law to amend the Zoning Law by increasing
coordination among the Village's land use boards

Be it enacted by the Board of Trustees of the Village of Larchmont as follows:

Section One. Purpose and Intent.

Within the Village of Larchmont, certain development applications require approval from the Village's Planning Board and one or more of the Village's other land use boards such as the Board of Architectural Review and/or Zoning Board of Appeals. Having the land use boards exchange views on development applications for significant projects, as defined herein, at the earliest stage in the process will likely, to the benefit of all involved, encourage the identification of potential issues and concerns. This local law increases such coordination and provides a process through which such exchange of ideas can occur, and it is intended that these provisions will streamline the development application review process and potentially reduce plan development costs.

Section Two. Paragraph 381-68-G.A. of the Zoning Law of the Code of the Village of Larchmont, concerning application procedures, is hereby repealed and replaced in its entirety to read as follows:

A. Presubmission conference.

(1) No site plan application for a significant project, as defined in this paragraph 381-68-G.A., shall be accepted until the applicant submits to the Planning Board a concept plan and/or drawing in sufficient detail for the Planning Board to be able to visualize the proposed development and its context within surrounding properties and streets. A presubmission conference will then be scheduled for the applicant to discuss its concept with the Planning Board. If feasible, the presubmission conference will be a joint meeting of the Planning Board, the Board of Architectural Review, and, if the Zoning Board of Appeals will be an approving agency, the Zoning Board of Appeals. If it is not feasible for there to be such a joint meeting within 45 days of the submission of the concept plan and/or drawing, the application may be filed and the Planning Board will seek the input of the Board of Architectural Review and, if involved, the Zoning Board of Appeals at the earliest feasible time. Applicants are advised that a primary purpose of this provision is to provide them with input from the appropriate land use boards before the details of their development proposal are fixed, and before they have expended significant sums of money on plans that may require modification. The requirements of this paragraph may be waived by the Planning Board or its designee.

(2) For the purposes of this paragraph 381-68-G.A., the term significant project shall mean a project that involves any one or more of the following elements: (i) a subdivision; (ii) the construction of a new dwelling or dwelling unit on a one-family lot and the construction of any new improvement on any other lot; (iii) the renovation of an existing improvement where such renovation affects 25% or more of the lot area; (v) the addition of 25% of the existing square footage of a dwelling or dwelling unit on a one-family lot to such dwelling or dwelling unit and the addition of 25% of the existing square footage of any other

improvement to such improvement on all other lots; and (v) any proposed development for which a variance from the minimum yard or setback dimensions is required.

Section Three. Paragraph 381-68-G.D. of the Zoning Law of the Code of the Village of Larchmont, concerning referrals, is hereby revised by adding a sentence to the end of the paragraph to read as follows:

Without limiting the generality of the foregoing, referral shall be made to the Parks and Trees Committee.

Section Four. Severability.

If any section, subsection, clause, phrase, or other portion of this local law is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect.

Section Five. Effective Date.

This local law shall take effect immediately upon filing with the Secretary of State.